

DESIGN REVIEW BOARD

Friday, March 20, 2015 - 7:30 a.m.

AGENDA

Public Works Building, 3rd Floor North Conference Room

201 North Stone Avenue

Tucson, Arizona

STUDY SESSION

Call to order

Roll call of DRB members

Bruce Dawson (Chair)

Jennifer Patton

Robert Page

Eric Barrett (Vice Chair)

Page Repp

Mike Anglin

Approval of minutes from March 13, 2015

NEW CASES:

RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3 [DRB-15-03]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned C-3 "Commercial". The applicant proposes construction of a new 15,000+ s.f. administration building to be used as an entry building to a future Exhibition Hall (Gem Show) and other venues. It is a single story with an interior mezzanine. It has a covered drive-through (passenger drop-off) area that will attempt to connect with the pedestrian area/walkway along Granada Avenue.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

The Applicant's Request

The applicant is requesting a review of the proposed administration building with modification from UDC for compatibility with Rio Nuevo and Downtown Zone design criteria. The proposed modifications are as follows:

- With a proposed building of at least 15,000 square feet GFA, approximately 50 parking spaces are required to be provided on-site. Zero (0) on-site parking spaces are proposed, since future temporary and/or permanent structures will occupy the vacant land, especially during the annual gem show activities.
- A landscape border with a minimum width of 10 feet is required from the street property line. A reduce the landscape border to five (5) feet and only provide landscaping directly in front of the proposed building due to future installation of box culvert is proposed.
- An approximately 50' high building requires a 75' street yard setback. A zero (0') foot street setback to allow the building to be close to pedestrian activity along Granada Avenue is proposed.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

DRB-15-04 FRY'S #83 FOOD AND DRUG COMMERCIAL DEVELOPMENT, 1801 WEST VALENCIA ROAD, C-2

This is a request to allow a Large Retail Establishment (LRE) and fuel center with retail shops on an approximately 13.44 acre site zoned C-2. The proposal includes a Fry's store with 102,564 sq.ft., with an associated fuel center that includes a 176 sq. ft. kiosk and a 6,880 sq. ft. canopy. The project site will also include a 4,500 sq. ft building and a 7,800 sq. ft. building with retail/restaurant use. The total building area of the Fry's store is greater than 100,000 sq. ft. and is considered a Large Retail Establishment, requiring a special exception for the C-2 zone.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 4.9.9.D.3 which states that all proposed Large Retail Establishments shall be reviewed by the DRB for recommendation to the PDS Director, who will make recommendation to the Zoning Examiner on whether the project complies with the use specific standards. The DRB will base its recommendation on whether or not the project complies with the use specific standards related to compatibility, architecture and site design, as provided in Section 4.9.9.D.

The Applicant's Request

The applicant is requesting a review of the proposed Fry's Food and Drug Commercial Development for compatibility with Large Retail Establishments (LRE) design standards.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH LARGE RETAIL ESTABLISHMENTS DESIGN STANDARDS AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE LARGE RETAIL ESTABLISHMENT (LRE) DESIGN STANDARDS SET FORTH IN UDC SECTION 4.9.9.D (SEE ATTACHMENT 'B' AND 'C'). AND SUBJECT TO THE FOLLOWING CONDITION(S).

RND PRE-APPS

Call to the Audience

Adjourn

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
S: zoning administration/drb/032015agenda.doc

ATTACHMENT A: RND DESIGN CRITERIA

Development within the RND is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.11.1.B. Please describe how the project complies with each of the following:

5.11.4 BUILDING DESIGN STANDARDS

- A. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights;
- B. All new construction shall maintain the prevailing setback existing within its development zone;
- C. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
- D. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
- E. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
- H. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;

- L. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
- M. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea;
- N. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
- O. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

5.11.5 SITE DESIGN STANDARDS

- A. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- B. Plazas and Open Space including plazas and pedestrian nodes view shed corridors, and linkages (physical and visual).
- C. Streetscape including public art, seating and furnishings, and lighting and utilities.
- D. Signage including Downtown destination signage.

Resource Conservation including energy conservation and sustainable energy standard.

ATTACHMENT B: AREAS OF REVIEW TABLE

Compliance with use specific criteria – The criteria in *UDC* Section 4.9.9.D. contain both specific and non-specific requirements. Section 4.9.9.D.3 states that for those use specific criteria related to compatibility, architecture, and site design where specific requirements are not provided, the DRB shall provide a recommendation to the PDSD Director. Areas of review are depicted in the table below.

Design Criteria with Specific Requirements (PDSD Review)	Design Criteria with Non-specific Requirements (DRB Review)
Vehicular Access	Detail Features
Buffers	Materials and Color
Outdoor Storage Areas	Entryways
Trash Collection Areas	
Delivery and Loading Spaces	
Traffic Impacts	
Hazardous Materials	
Noise Abatement	
Combination of Retail with Food and Beverage Sales	
Screening of Mechanical Equipment	
Design Criteria with both Specific Requirements and Non-specific Requirements (PDSD and DRB Review)	
Pedestrian Flows	
Central Features and Community Spaces	
Outdoor Lighting	
Outdoor Sales Display/Ancillary Uses	
Facades and Exterior Walls Including Sides and Back	
Roofs	

**ATTACHMENT C: CRITERIA RELATED TO COMPATIBILITY, ARCHITECTURE,
AND SITE DESIGN**

UDC Section 4.9.9.D. Large Retail Establishment Design Standards

1. Site Design and Relationship to Surrounding Community

e. Pedestrian Flow

The project shall provide pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development to project a friendly, inviting image. Sidewalks shall be at least eight feet wide and unobstructed and shall connect the public street sidewalks, the main entrances to the stores, transit stops on- or off-site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods. Sidewalks shall be provided along the full length of any building where it adjoins a parking lot. Sidewalks shall have an associated three foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least 65 to 75 percent of the sidewalks during the major part of the day (shadow pattern needs to be taken into consideration).

f. Central Features and Community Spaces

The project shall provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street. Customer drop-off/pick-up points that may be provided should also be integrated into the design (shall not conflict with traffic lanes or pedestrian paths). Pedestrian ways shall be anchored by special design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development shall have at least two of these features.

i. Outdoor Lighting

A photometric plan and outdoor lighting report shall be required that provides information on how outdoor lighting is addressed to mitigate negative impacts on adjacent residential uses or residentially zoned properties. The report shall also address the negative impacts of outdoor lighting between the hours of 10:00 p.m. and 7:00 a.m. on adjacent residential properties or zones and how they will be mitigated. Outdoor lighting between 10:00 p.m. and 7:00 a.m. shall be limited to low-pressure sodium lighting.

j. Outdoor Sales Display/Ancillary Uses

Measures to mitigate any negative impacts to a residential use or residentially zoned property that is adjacent to the site from the location of any outdoor activity associated with services to the public, such as, but not limited to, outdoor merchandise display and sales, outdoor storage, and outdoor snack bar and eating areas shall be required. The outside activity shall be setback at least 250 feet and oriented to face away from any residential use

or residentially zoned property that is adjacent to the site, unless a building is located between the activity and the residential property.

2. Aesthetic Character of Buildings

a. Facades and Exterior Walls Including Sides and Back

The building shall be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three percent of the façade length along all sides of the building. Along any public street frontage, the building design should include windows, arcades, or awnings along at least 60 percent of the building length. Architectural treatment, similar to that provided to the front façade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

b. Detail Features

The project shall provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs.

c. Roofs

The roof design shall provide variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look, unless it is in keeping with the architectural style of the building, e.g., Santa Fe style with smooth walls.

d. Materials and Color

The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided, e.g., fluorescent or metallic. Construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material shall be avoided, unless the exterior surface is covered with an acceptable architectural treatment.

e. Entryways

The building design shall provide design elements that give customers orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly-defined, highly-visible customer entrances.